

**May 21, 2015**

**I. Meeting with Staff**

**II. Public Hearings:**

<b>Case:</b>	<b>1</b>	<b><i>*Held from the 04/23/15 Hearing</i></b>
File Number:	V-081-14-15	
Case Type:	Area Variance	
Applicant:	Amarjit Badesha	
Address:	994 St. Paul Street	
Zoning District:	R-1 Low-Density Residential District	
Quadrant:	NE	
Purpose:	To install a 6' tall monument sign with a 4' x 8' sign face that provides LED gas pricing for "St. Paul Convenience Store", not meeting certain sign requirements.	
Enforcement:	No	
Code Section:	120-177	
SEQR:	Type 2	
<b>Case:</b>	<b>2</b>	
File Number:	V-086-14-15	
Case Type:	Area Variance	
Applicant:	Xi Mei Lin	
Address:	531 Lyell Avenue	
Zoning District:	R-2 Medium-Density Residential District	
Purpose:	To install a 4' x 10' attached sign for "Wu's Discount", not meeting certain sign requirements.	
Enforcement:	No	
Code Section:	120-177	
SEQR:	Type 2	
<b>Case:</b>	<b>3</b>	
File Number:	V-087-14-15	
Case Type:	Area Variance	
Applicant:	Waqjir Tula	
Address:	363 Lake Avenue	
Zoning District:	R-3 High-Density Residential District	
Purpose:	To install a 28' x 45' parking area in the front yard of a multi-family dwelling, not meeting certain parking requirements.	
Enforcement:	No	
Code Section:	120-173	
SEQR:	Unlisted	
Lead Agency:	Zoning Board of Appeals	

**Case:** 4  
File Number: V-088-14-15  
Case Type: Area Variance  
Applicant: Cindy Stevens  
Address: 518 Hillside Avenue  
Zoning District: R-1 Low-Density Residential District  
Purpose: To legalize the conversion of an attached, single-car garage to living space, thereby resulting in front yard parking.  
  
Enforcement: Yes  
Code Section: 120-173  
SEQR: Type 2

**Case:** 5  
File Number: V-089-14-15  
Case Type: Area Variances  
Applicant: Alfred Pardi, Pardi Partnership Architects  
Address: 500 and 480 Genesee Street, 497, 477, and 473 Hawley Street  
Zoning District: R-1 Low-Density Residential District  
Purpose: To construct an 8,500 square foot addition for the Boys and Girls Club, not meeting setback, building and lot coverage, fence, sign, and accessory use requirements.  
  
Enforcement: No  
Code Section: 120-11; 120-163; 120-167; 120-177  
SEQR: Unlisted  
Lead Agency: Director of Planning & Zoning

**Case:** 6  
File Number: V-090-14-15  
Case Type: Area Variances  
Applicant: Torben Arend  
Address: 1431 Mt. Hope Avenue  
Zoning District: C-V Collegetown Village District  
Purpose: To waive the distance separation requirement associated with the establishment of a high-impact use (i.e. CVS Pharmacy), and to waive certain building placement, setback, height, and transparency requirements.  
  
Enforcement: No  
Code Section: 120-77.1; 120-146.1  
SEQR: Unlisted  
Lead Agency: Director of Planning & Zoning

<b>Case:</b>	<b>7</b>
File Number:	V-091-14-15
Case Type:	Area Variance
Applicant:	Reza Hourmanesh, GRH
Address:	1195 N. Clinton Avenue
Zoning District:	C-2 Community Center District
Purpose:	To construct a 600 square foot addition to the front of an existing low-impact bakery, to be used as an accessory seating area, not meeting the minimum required building height, nor off-street parking requirements.
Enforcement:	No
Code Section:	120-45; 120-173
SEQR:	Unlisted
Lead Agency:	Zoning Board of Appeals

Written comments may be submitted by **May 20<sup>th</sup>, 2015** to: Suzanne McSain, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14614, or [mcsains@cityofrochester.gov](mailto:mcsains@cityofrochester.gov).